

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903**

**FEBRUARY 7, 2006**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Tuesday, February 21, 2006, at 5:00 and 6:30 p.m., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:00 P.M.**

**PAUL A. CALENDIA, OWNER AND OMNIPOINT HOLDINGS, INC.,  
APPLICANT & LESSEE: 472 Potters Avenue (corner Melrose St.) Lot  
353 on the Tax Assessor's Plat 49 located in a Residential R-3 Zone;  
to be relieved from Sections 303-use code 65.1 and 304 pursuant to  
Section 200 in the proposed installation of 9 telecommunication panel**

antennas attached to the existing smokestack with related equipment installed at grade at the base of the smokestack. The current legal use of the property is jewelry manufacturing. The applicant is requesting a special use permit for the antennas within this residential R-3 district and a dimensional variance relating to the height restriction, whereby the permitted height within this R-3 zone is 30 feet, the smokestack sits at a height of 60 feet, and the antennas would be installed at a height of 58 feet measured from grade to the peak of the proposed antenna installation. The lot in question contains approximately 28,665 square feet of land area.

**ARRIGO MONTEIRO, OWNER:** 95 Laura Street (corner Hamilton St.), Lot 198 on the Tax Assessor's Plat 49 located in a Residential R-3 Zone; to be relieved from Section 304 in the proposed creation of a third dwelling unit in the basement of the existing structure, changing the use of the building from a 2-family to a 3-family dwelling. The applicant is requesting a dimensional variance from regulations governing lot area per dwelling unit, whereby in the R-3 district a 3-family use requires a 6,000 square foot lot. The lot in question contains approximately 4,250 square feet of land area.

**ROBERT N. TAYLOR, OWNER AND LAURA B. MENDEZ, APPLICANT:** 1295 Eddy Street (corner Calla St.), Lot 182 on the Tax Assessor's Plat 58 located in a Residential R-2 Zone; to be relieved from Sections 201.8 and 303-use code 42 pursuant to Section 200. The subject

property contains one 3-family dwelling and one commercial structure containing 3 retail stores. The applicant proposes to convert the middle space of the commercial building to a beauty salon. No change is proposed for the existing 3-family dwelling. The applicant is requesting a use variance for the beauty salon in this residential district. The lot in question contains approximately 5,400 square feet of land area.

**THE SALVATION ARMY, OWNER:** 20 Miner Street, Lot 492 on the Tax Assessor's Plat 48 located in a Residential R-3 Zone; to be relieved from Section 607.1 pursuant to Section 200 in the proposed installation of 2 wall signs. An identification sign measuring 10' x 6' would be installed on the façade of the building at the Miner Street frontage and a 2' x 2' logo sign would be installed on the back wall of the building within the courtyard. The applicant is requesting a dimensional variance for the signs and seeks relief from regulations governing wall signs and the maximum area (sq. ft.) allowed for signs.

**ANTARI PROPERTIES, LLC:** 54 Pomona Avenue, Lots 257, 258 and 259 on the Tax Assessor's Plat 64 located in a Residential R-2 Zone; to be relieved from Section 204.2 in the proposed construction of a new 25' x 46' single-family dwelling on lot 257 (64 Pomona Ave.) and on lot 258 (58 Pomona Ave.) The existing single-family dwelling on lot 259 (54 Pomona Ave.) will remain unchanged. Each lot contains approximately 3,800 square feet of land area. As per Section 204.2 of

**the Zoning Ordinance, if two or more contiguous lawfully established substandard lot of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, the aforementioned lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 257 and on lot 258. The existing garage on lot 257 (64 Pomona Ave.) would be demolished.**

**65 EVERGREEN, LLC, OWNER: 20 & 26 Seventh Street, Lots 199 & 200 on the Tax Assessor's Plat 91 located in a Residential R-2 Zone; to be relieved from Section 704.2(C). The applicant proposes to pave more than 50 percent of the rear yard of lot 199 to provide for 4 parking spaces. Lot 199 contains a legal 4-family dwelling and lot 200 contains a garage. Both lots share an access driveway. The applicant is requesting a dimensional variance and seeks relief from regulations governing the rear yard paving restriction for lot 199 only. Each lot contains approximately 5,000 square feet of land area.**

**6:30 P.M.**

**ALFONSO CUMPLIDO: 41-43, 45-47 & 55 Oakwood Avenue (corner Freedom Road), Lots 324, 325 & 326 on the Tax Assessor's Plat 94 located in a Residential R-1 Zone; to be relieved from Section 204.2 in**

the proposed construction of a new 22' x 36' single-family dwelling on lot 324 and on lot 325. Lot 326 contains a legal single-family dwelling that will remain unchanged. Lots 324 and 325 currently sit vacant of structures. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, lots 324 and 325 each contain 3,200 square of land area and lot 326 contains 6,400 square of land area and all lots are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 324 and a single-family dwelling on lot 325.

BRANCH REALTY, INC., OWNER AND SPRINT SPECTRUM, L.P., APPLICANT & LESSEE: 725-756 Branch Avenue, Lots 430 & 432 on the Tax Assessor's Plat 98 located in an Industrial M-1 Zone; to be relieved from Section 305.1 in the proposed installation of 6 telecommunication panel antennas attached to the existing smokestack with related equipment installed at grade at the base of the smokestack. The current legal use of the property is commercial and vacant industrial space. The antennas are permitted within this M-1 district. The applicant is requesting a dimensional variance relating to the height restriction, whereby the permitted height within

**this M-1 district is 75 feet, the existing smokestack sits at a height of 161 feet, and the antennas would be installed at a height of 115 feet measured from grade to the peak of the proposed antenna installation. The lots in question contain approximately 203,010 square feet of land area.**

**DOMINICAN INVESTMENTS, LLC, OWNER AND MARINO DeCRUZ & JOSE SUAREZ, APPLICANTS: 51 & 55 Lowell Avenue, Lots 12 & 13 on the Tax Assessor's Plat 108 located in a Residential R-3 Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a new 24' x 48' two-family dwelling on lot 13. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1994, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size, each containing 3,938 square feet of land area, and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a two-family dwelling on lot 13, which also requires relief from regulations governing minimum lot area per dwelling unit.**

**FLORENCE BENEFETTI, MARIE PICHETTE & JANE MEROLA, OWNERS:**

**14 & 16 Vernon Street, Lots 32 & 49 on the Tax Assessor's Plat 28**

located in a Residential R-3 Zone; to be relieved from Section 204.2 in the proposed construction of a new 18' x 36' single-family dwelling on lot 49. The existing 2-family dwelling on lot 32 will remain unchanged. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 49. Lot 32 contains approximately 2,485 square feet of land area and lot 49 contains 2,805-sq. ft. of land area.

**LANTERN HOLDINGS, LLC, OWNER AND PREMIER LAND DEVELOPMENT, APPLICANT:** 434 & 436 Atwells Avenue, 28 & 34 Knight Street and 17 & 23 Marcello Street, Lots 139, 140, 142, 150, 508 & 969 on the Tax Assessor's Plat 28 located in a Commercial C-1 Zone and a Residential R-3 Zone; to be relieved from Section 305 in the proposed expansion of the number of residential units from 43 to 64 dwelling units. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot area per dwelling unit. The lots in question total approximately 33,918 square feet of land area.

**JOHN READEY, JR., SIX HUNDRED EIGHTY ONE WESTMINSTER, LLC & STATE OF RHODE ISLAND, OWNERS AND 02903 REALTY PARTNERS, LLC, APPLICANT: 673-693 Westminster Street and 322-332 Washington Street (at Service Road #7), Lots 244, 245, 254, 412, 413 and 414 on the Tax Assessor's Plat 25 located in a Commercial C-2 Zone; to be relieved from Sections 304 and 703.2 in the proposed demolition of the existing commercial building on lot 254 (the remaining lots currently being utilized for parking) and the construction of a new 18-story building containing 164 residential units, retail space and a health club. The uses proposed are all permitted within the commercial C-2 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing the height restriction, whereby in this C-2 zone building height is limited to 45 feet, and the proposed building would peak at 210 feet. Further relief is being sought from the lot area per dwelling unit requirement and provisions governing parking, whereby the proposed building necessitates 286 parking spaces, 255 spaces would be provided. The lots in question (including the abandonment of Stewart Street and a portion of Lyman Street) contain approximately 39,177-sq. ft. of land area.**

**REYNA & JAVIER BERNARD, OWNERS: 259-261 Webster Avenue (corner Elmdale Ave.), Lot 473 on the Tax Assessor's Plat 104 located in a Residential R-3 Zone; to be relieved from Section 304 in the proposed construction of a 10.5' x 7'1" bulkhead addition attached to the south side of the existing 3-family dwelling. The applicant is**



requesting a dimensional variance relating to regulations governing the side yard setback. The lot in question contains approximately 5,000 square feet of land area.

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY  
(401) 421-7740 EXT. 376**